

VILLAGE OF BARRINGTON

ORDINANCE NO. 05-3227

ELEVENTH AMENDMENT TO THE TEXT OF THE ZONING ORDINANCE  
OF THE VILLAGE OF BARRINGTON ADOPTED ON MARCH 19, 2001  
(Ordinance No. 01-2919)  
(RELATING TO ACCESSORY STRUCTURE HEIGHT)

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ADOPTED BY THE CORPORATE AUTHORITIES OF THE  
VILLAGE OF BARRINGTON THIS 11<sup>th</sup> DAY OF April, 2005

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Published in pamphlet form by authority of the Corporate Authorities of the Village of Barrington,  
Illinois, this 12<sup>th</sup> day of April, 2005.

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ELEVENTH AMENDMENT TO THE TEXT OF THE ZONING ORDINANCE  
OF THE VILLAGE OF BARRINGTON ADOPTED ON MARCH 19, 2001  
(Ordinance No. 01-2919)  
(RELATING TO ACCESSORY STRUCTURE HEIGHT)

WHEREAS, the Corporate Authorities of the Village of Barrington, Cook and Lake Counties, Illinois ("Barrington") have heretofore exercised the power conferred on them pursuant to Chapter 65 ILCS 5/11-13 et seq. by adopting a new Zoning Ordinance on or about March 19, 2001 (Ordinance No. 01-2919) (hereinafter, the "Zoning Ordinance"); and

WHEREAS, the question of further amending the text of the Zoning Ordinance, as amended, was referred by the Corporate Authorities to the Plan Commission of this Village; and

WHEREAS, the Plan Commission of this Village held a public hearing on the proposal to further amend the Zoning Ordinance, after due publication of notice thereof, as required by law; and

WHEREAS, the Plan Commission made recommendations to the President and Board of Trustees; and

WHEREAS, the President and Board of Trustees of the Village of Barrington wish to further amend the text of the Zoning Ordinance relative to accessory structure heights in the H Historic Preservation Overlay District in order to more effectively address the potential adverse impacts new detached garages may have on existing historic structures; and

WHEREAS, the President and Board of Trustees of the Village desire to amend the text of the Zoning Ordinance (Ordinance No. 01-2919) as hereinafter provided:

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Barrington, Cook and Lake Counties, Illinois, that:

SECTION 1: The President and Board of Trustees find that the facts stated in the preamble of this Ordinance are true and correct and are incorporated into the text of this Ordinance to the same extent as if each had been set forth herein in its entirety.

SECTION 2: The term “Zoning Ordinance” as used herein shall mean and refer to the new Zoning Ordinance of the Village of Barrington (Ordinance No. 01-2919 a/k/a the “Barrington Zoning Ordinance”) including all amendments made thereto which such amendments were made prior to the effective date of this Ordinance.

SECTION 3: Subparagraph 3 of Paragraph A of Section 4.4 of Part I of Chapter 4, “Regulations of General Applicability”, of the Zoning Ordinance shall be amended as hereinafter set forth with deleted text marked by strikethrough and new text marked by underlining:

“3. Height Limitation. Except where specifically authorized elsewhere in this Ordinance, the height of accessory buildings and structures shall conform to the following regulations:

- a. In Residential Districts and in the B-R Mixed Business Residential District ~~but not in~~ except within the H Historic Preservation Overlay District, the height of all accessory buildings or structures, including but not limited to detached garages, shall not exceed fourteen (14) feet.
- b. In all other zoning districts, the height of accessory buildings or structures shall not exceed the maximum permitted height of principal buildings in the zoning district.
- c. In Residential Districts and in the B-R Mixed Business Residential District within the H Historic Preservation Overlay District, the height of all accessory buildings and structures, except as otherwise specifically authorized in Section (d) below, shall not exceed fourteen feet (14’).
- d. In Residential Districts and the B-R Mixed Business Residential District which are also within the H Historic Preservation Overlay District, the height of detached garages which have 800 square feet or less of gross floor area, shall not exceed:
  - i. Seventeen feet, provided the existing roof pitch on the existing principal structure is greater than or equal to 12:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
  - ii. Fifteen (15) feet, six (6) inches, provided the existing roof pitch on the existing principal structure is greater than or equal to 10:12 and less than 12:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
  - iii. Fourteen (14) feet, six (6) inches, provided the existing roof pitch on the principal structure is greater than or equal to 8:12 and less than 10:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
  - iv. Fourteen (14) feet, provided the existing roof pitch on the principal structure is less than 8:12 and the roof pitch on the garage matches the roof pitch on the principal structure.
- e. Dormers in the roofs of accessory buildings shall be exempt from height limitations provided the following criteria are met:
  - i. The ridge height of the dormer shall not exceed the ridge height of the roof from which the dormer projects.
  - ii. The width of the dormer shall not exceed eight (8) feet as measured from the exterior framing dimensions of the vertical edges of the dormer.

- iii. The aggregate width of all dormers projecting from any roof face shall not exceed fifty percent (50%) of the width of the roof face.
- iv. The aggregate width of all dormers projecting from any roof face shall not exceed twenty-four (24) feet as measured from the exterior framing dimensions of the vertical edges of the dormers.

Dormers in the roofs of accessory buildings not meeting the above criteria shall be subject to the height limitations of this Zoning Ordinance."

SECTION 4: If any section, subsection, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is, for any reason, held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance, or any part thereof. The Board of Trustees hereby declare that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, invalid or ineffective.

SECTION 5: This Ordinance shall not affect any prosecution pending or any penalty, punishment, forfeiture incurred, cause of action, or rights, powers, or remedies accrued under any ordinance in effect immediately prior to the effective date hereof.

SECTION 6: This Ordinance shall be published in pamphlet form and shall be in full force and effect 10 days after its passage, approval, and publication as provided by law.

SECTION 7: The Village Clerk is directed to publish this Ordinance in pamphlet form.

PASSED THIS 11<sup>th</sup> DAY OF April, 2005, BY ROLL CALL VOTE AS FOLLOWS:

AYES: Trustee Kauch, Schaefer, Baseman, Hunt & Daluiga

NAYS: none

ABSENT: Trustee Yeagley

ABSTAIN: none

RECUSE: none

APPROVED THIS 14<sup>th</sup> OF April, 2005

Manuel J. Long  
Village President

ATTESTED AND FILED THIS  
14th DAY OF April, 2005

D. Kell  
Village Clerk

(SEAL)

PUBLISHED IN PAMPHLET FORM THIS 12th DAY OF April, 2005.